UnityPoint Health
Pekin

600 S. 13th Street
Pekin, Illinois 61554

June 22, 2018

Kathy Olson
Board Chair
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, IL 62761

RE: Final Realized Cost Report for Project #16-017

Dear Ms. Olson:

Please accept this letter as the final realized cost report for Project #16-017. The project was for the construction of a medical office building containing 59,642 gross square feet. The building was completed on January 2, 2018 and was granted a Certificate of Occupancy on January 24, 2018. The project is in full compliance with the terms of the permit including scope, size and cost. The total final realized cost was $17,274,619 which is $396,947 below the permit amount of $17,671,566.

Pursuant to the requirements in Section 1130.770 of the Administrative Code, attached are the following documents:

1. Itemized list of all project costs.
2. Certification that the final realized costs, as itemized, are the total costs required to complete the project.
3. Certification of compliance with all terms of the permit.
4. Final lien waiver from the general contractor, application and Certification for Final Payment and supporting documentation.

Should you require additional information, please do not hesitate to contact me at 309-672-4521.

Sincerely,

Terry Waters

Terry Waters
Regional Vice President
Strategy & Development

TW:wn

UnityPoint Health
Pekin

600 S. 13th Street
Pekin, Illinois 61554

Griffin Medical Office Building
Itemization of all Project Costs

Use of Funds	Amount
Preplanning costs	$38,737
Site survey and soil investigation	10,584
Site preparation	639,880
New construction contracts	13,921,842
Architect/Engineering fees	804,761
Consulting and other fees	89,485
Moveable equipment	142,738
Net interest expense	400,189
Other costs to be capitalized	1,226,407
TOTAL PROJECT COST:	$17,274,619

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Certification of Final Realized Costs
Project #16-017
Griffin Medical Office Building

I hereby certify that the final realized costs, as itemized, are the total costs required to complete the project and that there are no additional or associated costs or capital expenditures related to the project.

Terry Waters

Terry Waters
Vice President, Strategy & Development
Methodist Health Services Corporation

State of Illinois
County of Peoria

This instrument was acknowledged before me on 28th day of June, 2018 by Terry Waters as Vice President of Strategy & Development of Methodist Health Services Corporation.

Gwendolyn J. Nash

Notary

My Commission expires October 20, 2019

"OFFICIAL SEAL"
Gwendolyn J Nash
Notary Public, State of Illinois
My Commission Expires 10/20/2019

UnityPoint Health
Pekin

600 S. 13th Street
Pekin, Illinois 61554

Certification of Compliance with Permit Terms
Project #16-017
Griffin Medical Office Building

I hereby certify compliance with all terms of the permit to date including project cost, project square footage, project scope/services, and all other representations contained in the CON application for which a permit was issued.

Terry Waters
Terry Waters
Vice President, Strategy & Development
Methodist Health Services Corporation

State of Illinois
County of Peoria

This instrument was acknowledged before me on 28th day of June, 2018 by Terry Waters as Vice President of Strategy & Development of Methodist Health Services Corporation.

Gwendolyn J. Nash
Notary

My Commission expires October 20, 2019

"OFFICIAL SEAL"
Gwendolyn J Nash
Notary Public, State of Illinois
My Commission Expires 10/20/2019

P.J. HOERR
Since 1914
Peoria Office: 107 N. Commerce Place, Peoria, IL 61604 • Phone: 309.688.9567 • Fax: 309.688.9556
Bloomington/Normal Office: 117 Merle Lane, Normal, IL 61761 • Phone: 309.888.9567 • Fax: 309.888.9556

FINAL WAIVER OF LIEN - MATERIAL OR LABOR

STATE OF ILLINOIS)
) S.S.
PEORIA COUNTY)

TO ALL WHOM IT MAY CONCERN:

PJHI Project No.: 10430
Application No. : 20
Invoice No.: C18203
Federal Tax ID No.: 20-3852082

June 07, 2018

WHEREAS, we the undersigned **P. J. HOERR, INC.** have been employed by **PARK COURT LIMITED** to furnish Labor and Materials for the project known as **Griffin MOB**, Located at , Situated in the City of Pekin, County of Tazewell, State of Illinois.

NOW THEREFORE, KNOW YE, That we the undersigned, for and in consideration of **FOURTEEN MILLION TWO HUNDRED TWENTY-SEVEN THOUSAND FIVE HUNDRED SEVENTY-TWO AND 92 / 100 [$14,227,572.92]** Dollars, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim, or right of lien on said above described building and premises under "An Act to Revise the Law in Relation to Mechanic's Liens," approved May 18, 1903, in force July 1, 1903, together with all amendments thereto and all the lien laws of the State of Illinois, on account of labor or materials, or both, furnished or which may be furnished by the undersigned to or on account of the said **PARK COURT LIMITED** for said building premises.

Given under our hand and seal this **7th** day of **June, 2018**

By: [signature]
Joseph Hart, President

State of: **Illinois** County of: **Peoria**
Subscribed and affirmed to before me this **7th** day of **June 2018**
Notary Public: Vitella L Reagan

OFFICIAL SEAL
VITELLA L. REAGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-4-19

My Commission expires: **January 04, 2019**

1914 - 2014
P.J. HOERR, INC.
CELEBRATING 100 YEARS
CONSTRUCTING WITH CREATIVITY

CERTIFICATION OF PAYMENT

June 18, 2018

To: Pekin Community Bank
601 Court Street
Pekin, IL 61554

From: Deborah J. Baker
Architectural Design Group, Inc.

Re: P.J. Hoerr, Inc.
Pay Application No. 20, for the period to June 30, 2018
Pekin Griffin Medical Office Building
Pekin, Illinois
Project No. 1501

Pursuant to the above captioned project, the undersigned hereby certifies that Pekin Community Bank can, at their sole discretion, disperse the sum of $125,400.00 in accordance with P.J. Hoerr's *Application and Certification for Payment No. 20* dated June 7, 2018.

Status of the work on site as of June 18, 2018:

1. All Work has been completed except for:
   a. Illinois Piping, balancing work has been completed.
   b. Damaged elevator panels are being changed out.
2. The Certificate of Substantial Completion for the Entire Project was issued January 2, 2018.
3. This is for the Final Payment and Retainage.

The Undersigned further certifies:

1. That the payment requested fairly represents the amount of work completed on the project.
2. That the payment request is in compliance with regard to the contracts let with specific regard to retainage monies.
3. That there are sufficient monies available to complete the project.
4. That there are no stored materials associated with this request.

Deborah J. Baker, AIA, President

TOTALS AND SIGNATURES

CONTRACT PRICE	$	13,594,700.00	AMOUNT PAID TO DATE	$	13,954,117.34
EXTRA WORK	$	640,878.86	PAYMENT APPLIED FOR		148,055.58
DEDUCTIONS	$	(8,005.94)	BALANCE DUE	$	125,400.00
TOTAL	$	14,227,572.92	**TOTAL**	$	14,227,572.92

OWNER'S APPROVAL Marcia Belle
Signature

CONTRACTOR'S SIGNATURE Mike Krentz
Signature

NOTARY'S SIGNATURE Vitella L Reagan
Signature

OFFICIAL SEAL
VITELLA L. REAGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 1-4-19

KZ
6/18/18

CONTRACTOR'S VERIFIED STATEMENT

Name of Contractor	Type of Work	Amount of Contract	Fifteenth Payment	Sixteenth Payment	Seveteenth Payment	Eighteenth Payment	Nineteenth Payment	Twentieth Payment	Twenty-first Payment	Balance Due
Area Erectors	Structural Steel Erectors	390,476.10		2,533.84		19,523.81				(0.00)
Associated Constructors	Drywall & Paint	1,271,152.00	60,800.00	139,820.40	3,784.80	54,868.60	10,000.00			0.00
Benchmark	Casework	534,404.25	90,912.28	71,085.51		26,067.44	5,000.00			(0.00)
Dillon Plumbing	Plumbing	754,614.00	5,922.27	25,748.77		32,703.24	5,550.00			0.00
East Moline Glass	Glass & Glazing	430,242.48	8,364.20	42,099.33		22,212.12				5,000.00
Hanley Steel, Inc.	Structural Steel	881,456.00	14,675.60				44,520.25			-
Helitech	Agg Ram Piers	204,000.00	10,200.00							-
Illinois Civil Contractors	Site Demo, Conc & Site Utilities	1,258,911.71	65,605.56		8,215.60	52,945.60	10,000.00			(0.00)
Illinois Pipe	Mechanical Combined	1,833,603.75	16,192.32	21,019.42		4,375.70	1,380.19			107,400.00
Illini Const Spec	Wall Protection	5,289.12		5,024.66		264.46				0.00
Kone Elevator	Elevator	336,217.52	11,556.00	16,600.00	6,328.27	9,489.25	5,000.00			0.00
Kreling Roofing	Roofing	211,762.00		1,133.55		5,588.10	5,000.00			(0.00)
Langendorf Supply	Exterior Grilles & Screens	33,650.00		1,682.50		1,682.50				-
Oberlander Electric	Electrical	2,062,912.00	68,551.42	121,859.16	7,026.86	119,187.03	9,999.99			0.00
PIPCO	Fire Suppression	107,213.62		8,930.00	5,534.34	2,860.68	2,500.00			0.00
Richardet Floor	Floor Covering	412,051.00	31,573.25	82,204.30	38,342.00		20,602.55			0.00
S & A Building Spec	Toilet, Bath & Laundry Mat'l	16,875.87		1,350.16	635.37	843.79				(0.00)
S & S Builders Hardware	Doors, Frames & Hardware	177,748.24		8,170.32	663.30	21,848.91				0.00
Storage & Design	Lockers	7,890.48		7,495.96		394.52				(0.00)
Summit Masonry	Masonry	409,791.30	2,888.00	117.57		15,489.56	5,000.00			0.00
Wayne Stohl & Sons	EIFS	233,097.31		11,335.00		14,732.31				3,000.00
P.J. Hoerr, Inc.	General Contractor	2,654,214.17	77,328.90	204,058.97	90,349.61	27,251.40	23,502.60			10,000.00
Totals		14,227,572.92	464,569.80	772,269.42	160,880.15	432,329.02	148,055.58			125,400.00

The affiant further states that there are no other contracts for said work outstanding and that there is nothing due or to become due to any party for materials, labor or other work of any kind done in connection with said work other than stated above; that the waivers of lien presented herewith are true, correct and genuine and are signed by the respective persons whose names appear theron; that each and every such waiver was delivered unconditionally; that said waivers were not obtained by or through any fraud, mistakes or duress and that there is no claim either legal or equitable to defeat the validity of said waivers. This statement is made in complinace with the provisions of the Mechanics' Lien of act of the State of Illinois, and for the express purpose of including the owner and to make a 148,055.58 payment on said contract from its Loan Amount on said Premises.

Affiant further states the amount of contract, extras, deductions, amount paid to date, payment applied for and balance due are as follows:

MB
6/18/2014

CONTRACTOR'S VERIFIED STATEMENT

The affiant, being first duly sowrn on oath, deposes and says that he is the contractor for the furnishing and installation of work on the building situated or being constructed at ***CORNER OF VETERAN'S AND GRIFFIN ROADS, PEKIN, IL 61554*** and owned by ***PRO HEALTH MEDICAL GROUP***. That the following are the names of all persons, firms or corporations having contracts or who will have contracts or subcontracts, or have furnished or will furnish materials, fixtures, services or labor intended for or to be used in the construction of said building or buildings; that the amounts due to each of the herin-named parties include all material, fixtures, services and labor required to complete the work according to plans and specifications, namely:

Name of Contractor	Type of Work	Amount of Contract	First Payment	Second Payment	Third Payment	Fourth Payment	Fifth Payment	Sixth Payment	Seventh Payment
Area Erectors	Structural Steel Erectors	390,476.10			5,760.00	33,840.00	215,280.00	55,620.00	13,680.00
Associated Constructors	Drywall & Paint	1,271,152.00					36,720.00	58,320.00	100,350.00
Benchmark	Casework	534,404.25							18,004.51
Dillon Plumbing	Plumbing	754,614.00		45,753.41	65,542.15	25,312.53	67,462.10	71,539.69	41,467.72
East Moline Glass	Glass & Glazing	430,242.48			4,500.00	5,400.00			
Hanley Steel, Inc.	Structural Steel	881,456.00	202,950.00		224,766.00	168,763.50	154,120.50	20,700.00	
Helitech	Agg Ram Piers	204,000.00	168,840.00			14,760.00			
Illinois Civil Contractors	Site Demo, Conc & Site Utilities	1,258,911.71	106,464.60	54,373.68	54,402.24	232,729.11	190,126.64	138,129.30	
Illinois Pipe	Mechanical Combined	1,833,603.75		45,544.18	241,389.22	95,381.77	7,138.80	171,047.11	128,011.50
Illini Const Spec	Wall Protection	5,289.12							
Kone Elevator	Elevator	336,217.52				89,640.00			
Kreiling Roofing	Roofing	211,762.00						118,228.77	37,549.08
Langendorf Supply	Exterior Grilles & Screens	33,650.00							
Oberlander Electric	Electrical	2,062,912.00	680.62	17,588.93	42,886.26	56,970.22	60,196.45	67,348.80	85,496.39
PIPCO	Fire Suppression	107,213.62	8,269.20						
Richardet Floor	Floor Covering	412,051.00							
S & A Building Spec	Toilet, Bath & Laundry Mat'l	16,875.87							
S & S Builders Hardware	Doors, Frames & Hardware	177,748.24							
Storage & Design	Lockers	7,890.48							
Summit Masonry	Masonry	409,791.30			82,800.00	43,425.00	16,875.00		
Wayne Stohl & Sons	EIFS	233,097.31							
P.J. Hoerr, Inc.	General Contractor	2,654,214.17	152,675.10	121,312.80	627,100.16	437,574.51	438,326.11	104,527.80	36,200.70
Totals		14,227,572.92	639,879.52	284,573.00	1,349,146.03	1,203,796.64	1,186,245.60	805,461.47	460,759.90

1/18/2017

CONTRACTOR'S VERIFIED STATEMENT

Name of Contractor	Type of Work	Amount of Contract	Eighth Payment	Ninth Payment	Tenth Payment	Eleventh Payment	Twelvth Payment	Thirteenth Payment	Fourteenth Payment
Area Erectors	Structural Steel Erectors	390,476.10	6,403.32	13,909.50			19,138.49	2,253.02	2,534.12
Associated Constructors	Drywall & Paint	1,271,152.00	68,220.00	63,016.20	68,940.00	81,090.00	174,510.00	164,502.00	186,210.00
Benchmark	Casework	534,404.25	78,213.97	27,079.68	41,337.50		52,661.79	89,070.31	34,971.26
Dillon Plumbing	Plumbing	754,614.00	72,983.52	70,284.46	36,007.87	20,603.83	101,804.15	41,691.51	24,236.78
East Moline Glass	Glass & Glazing	430,242.48	45,000.00	3,600.00	63,000.00	25,754.83	112,500.00	79,381.80	13,430.20
Hanley Steel, Inc.	Structural Steel	881,456.00		1,985.40			48,974.75		
Helitech	Agg Ram Piers	204,000.00				10,200.00			
Illinois Civil Contractors	Site Demo, Conc & Site Utilities	1,258,911.71	59,596.25	4,296.60		21,393.00	182,736.95	77,896.58	
Illinois Pipe	Mechanical Combined	1,833,603.75	280,795.50	249,307.22	82,047.60	79,708.50	148,079.80	109,405.80	45,379.12
Illini Const Spec	Wall Protection	5,289.12							
Kone Elevator	Elevator	336,217.52	149,400.00		5,310.00		25,560.00	17,334.00	
Kreiling Roofing	Roofing	211,762.00		9,035.23	7,520.04		248.35	27,458.88	
Langendorf Supply	Exterior Grilles & Screens	33,650.00				30,285.00			
Oberlander Electric	Electrical	2,062,912.00	66,720.84	151,225.47	202,146.32	258,570.08	497,234.42	158,605.35	70,617.39
PIPCO	Fire Suppression	107,213.62	33,660.00	5,760.00	17,820.00		3,639.40	18,240.00	
Richardet Floor .	Floor Covering	412,051.00						69,285.60	170,043.30
S & A Building Spec	Toilet, Bath & Laundry Mat'l	16,875.87		582.35					13,464.20
S & S Builders Hardware	Doors, Frames & Hardware	177,748.24		106,165.13			2,484.87		38,415.71
Storage & Design	Lockers	7,890.48							
Summit Masonry	Masonry	409,791.30		73,396.17	107,865.00	41,715.00	20,220.00		
Wayne Stohl & Sons	EIFS	233,097.31			59,400.00	73,872.00	51,408.00	19,350.00	
P.J. Hoerr, Inc.	General Contractor	2,654,214.17	16,944.02	54,714.46	48,693.81	68,534.63	-	-	115,118.59
Totals		14,227,572.92	877,937.42	834,357.87	740,088.14	711,726.87	1,441,200.97	874,474.85	714,420.67

CONTRACTOR'S VERIFIED STATEMENT

Name of Contractor	Type of Work	Amount of Contract	Fifteenth Payment	Sixteenth Payment	Seveteenth Payment	Eighteenth Payment	Nineteenth Payment	Twentieth Payment	Twenty-first Payment	Balance Due
Area Erectors	Structural Steel Erectors	390,476.10		2,533.84		19,523.81				(0.00)
Associated Constructors	Drywall & Paint	1,271,152.00	60,800.00	139,820.40	3,784.80	54,868.60	10,000.00			0.00
Benchmark	Casework	534,404.25	90,912.28	71,085.51		26,067.44	5,000.00			(0.00)
Dillon Plumbing	Plumbing	754,614.00	5,922.27	25,748.77		32,703.24	5,550.00			0.00
East Moline Glass	Glass & Glazing	430,242.48	8,364.20	42,099.33		22,212.12		5,000.00		(0.00)
Hanley Steel, Inc.	Structural Steel	881,456.00	14,675.60				44,520.25			-
Helitech	Agg Ram Piers	204,000.00	10,200.00							-
Illinois Civil Contractors	Site Demo, Conc & Site Utilities	1,258,911.71	65,605.56		8,215.60	52,945.60	10,000.00			(0.00)
Illinois Pipe	Mechanical Combined	1,833,603.75	16,192.32	21,019.42		4,375.70	1,380.19	107,400.00		-
Illini Const Spec	Wall Protection	5,289.12		5,024.66		264.46				0.00
Kone Elevator	Elevator	336,217.52	11,556.00	16,600.00	6,328.27	9,489.25	5,000.00			0.00
Kreiling Roofing	Roofing	211,762.00		1,133.55		5,588.10	5,000.00			(0.00)
Langendorf Supply	Exterior Grilles & Screens	33,650.00		1,682.50		1,682.50				-
Oberlander Electric	Electrical	2,062,912.00	68,551.42	121,859.16	7,026.86	119,187.03	9,999.99			0.00
PIPCO	Fire Suppression	107,213.62		8,930.00	5,534.34	2,860.68	2,500.00			0.00
Richardet Floor	Floor Covering	412,051.00	31,573.25	82,204.30	38,342.00		20,602.55			0.00
S & A Building Spec	Toilet, Bath & Laundry Mat'l	16,875.87		1,350.16	635.37	843.79				(0.00)
S & S Builders Hardware	Doors, Frames & Hardware	177,748.24		8,170.32	663.30	21,848.91				0.00
Storage & Design	Lockers	7,890.48		7,495.96		394.52				(0.00)
Summit Masonry	Masonry	409,791.30	2,888.00	117.57		15,489.56	5,000.00			0.00
Wayne Stohl & Sons	EIFS	233,097.31		11,335.00		14,732.31		3,000.00		(0.00)
P.J. Hoerr, Inc.	General Contractor	2,654,214.17	77,328.90	204,058.97	90,349.61	27,251.40	23,502.60	10,000.00		(0.00)
Totals		14,227,572.92	464,569.80	772,269.42	160,880.15	432,329.02	148,055.58	125,400.00		0.00

The affiant further states that there are no other contracts for said work outstanding and that there is nothing due or to become due to any party for materials, labor or other work of any kind done in connection with said work other than stated above; that the waivers of lien presented herewith are true, correct and genuine and are signed by the respective persons whose names appear theron; that each and every such waiver was delivered unconditionally; that said waivers were not obtained by or through any fraud, mistakes or duress and that there is no claim either legal or equitable to defeat the validity of said waivers. This statement is made in complinace with the provisions of the Mechanics' Lien of act of the State of Illinois, and for the express purpose of including the owner and to make a 125,400.00 payment on said contract from its Loan Amount on said Premises.

Affiant further states the amount of contract, extras, deductions, amount paid to date, payment applied for and balance due are as follows: